013.0	0007	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	941,100 / 941,100
					USE VALUE:	941,100 / 941,100
					ASSESSED:	941,100 / 941,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29	-31	MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LI JESSICA
Owner 2:	
Owner 3:	
Street 1:	29 MARY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LI JESSICA/AMY -
Owner 2:	-
Street 1:	29 MARY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2589 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5500.000	468,400	4,700	468,000	941,100
Total Card	0.126	468,400	4,700	468,000	941,100
Total Parcel	0.126	468,400	4,700	468,000	941,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.47 | /Parcel: 363.47

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	10552
GIS Ref	
GIS Ref	
Insp Date	05/09/09

!1300!

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	468,400	4700	5,500.	468,000	941,100		Year end	12/23/2021
2021	104	FV	446,600	4700	5,500.	468,000	919,300		Year End Roll	12/10/2020
2020	104	FV	446,700	4700	5,500.	468,000	919,400	919,400	Year End Roll	12/18/2019
2019	104	FV	344,500	4700	5,500.	497,200	846,400	846,400	Year End Roll	1/3/2019
2018	104	FV	344,500	4700	5,500.	362,700	711,900	711,900	Year End Roll	12/20/2017
2017	104	FV	322,400	4700	5,500.	315,900	643,000	643,000	Year End Roll	1/3/2017
2016	104	FV	322,400	4700	5,500.	269,100	596,200	596,200	Year End	1/4/2016
2015	104	FV	286,200	4700	5,500.	263,300	554,200	554,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:49:07

LAST REV

Date	Time
01/15/14	15:38:21
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1300

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LI JESSICA/AMY	1368-86		5/20/2009	Family	1	No	No		
COSTAS ANGELICA	1368-1		5/1/2009		540,000	No	No		
COSTAS MARY	1200-178		2/17/1999	Family	1	No	No		N

USER DEFINED

Prior Id # 1:	10552
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2009	Measured	372	PATRIOT
11/6/1999	Inspected	266	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	163	PATRIOT
10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5500		Sq. Ft.	Site		0	80.	1.06	1									468,002						468,000	

Total AC/HA:	0.12626	Total SF/SM:	5500	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	468,002	Spl Credit		Total:	468,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06469190
Const Adj.:	0.97757620
Adj $ / SQ:	187.347
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	678885
Depreciation:	210454
Depreciated Total:	468430

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	3	Baths:	2	HB	

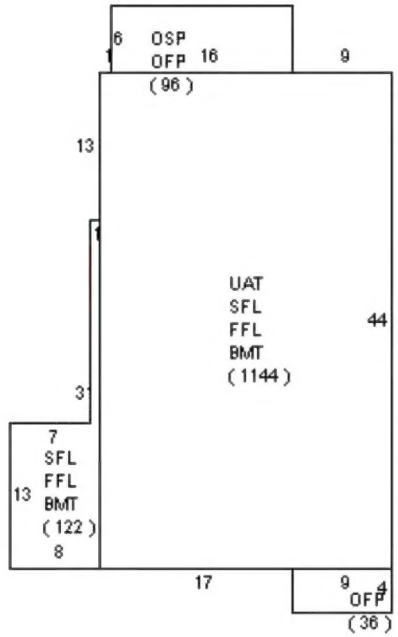
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	1	
1	6	2	
Totals			
2	11	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,266	56.200	71,154
FFL	First Floor	1,266	187.350	237,181
SFL	Second Floor	1,266	187.350	237,181
UAT	Upper Attic	286	86.180	24,647
OFP	Open Porch	132	28.350	3,742
OSP	Screen Porch	96	36.230	3,478

Net Sketched Area:	4,312	Total:	577,383
Size Ad	2532	Gross Area	5170	FinArea	2589
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	20	C	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	187.35
Special Features:	0	Val/Su Net:	108.63
Final Total:	468400	Val/Su SzAd	184.99

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0007-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1927	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700